

FILED  
GREENVILLE CO. S. C.  
MAR 31 10 14 AM '77  
DONNIE S. TANKERSLEY  
R.M.  
MORTGAGE

1977 PAGE 68

First Mortgage on Real Estate

P. O. Box 1268  
Greenville, S. C.

29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TOMMY RAY McBRIDE and CONSTANCE

G. McBRIDE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-six Thousand Five Hundred and no/100ths ----- DOLLARS

(\$ 26,500.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northeastern corner of the intersection of Lanewood Drive with Dalegrove Drive, near Mauldin, in Greenville County, South Carolina, being shown and designated as Lot No. 38 and the westernmost one-half of Lot No. 39 on a plat of PINEFOREST, made by Dalton & Neves, Engineers, dated August, 1959, recorded in the RMC Office for Greenville County, S.C., in Plat Book QQ, pages 106 and 107, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Lanewood Drive at the joint front corners of Lots Nos. 38 and 39 and running thence N. 63-30 E., 50 feet to a point in the center line of Lot No. 39; thence through the center of Lot No. 39, N. 26-30 W., 138 feet to a point in the center of the rear line of Lot No. 39; thence S. 63-30 W., along the lines of Lots Nos. 38 and 39, 150 feet to a point on Dalegrove Drive; thence along the eastern side of Dalegrove Drive, S. 26-30 E., 113 feet to a point; thence with the curve of the intersection of Dalegrove Drive and Lanewood Drive, the chord of which is S. 71-30 E., 35.3 feet to a point; thence with the northeastern side of Lanewood Drive, N. 63-30 E., 75 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Ronald Green, to be recorded simultaneously herewith.

The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagors agree to pay to the mortgagee, annually, as premium for such insurance 1/4 of 1% of the principal balance then existing.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

88  
0.06  
0.0

4328 RV-2